CITY OF BREMERTON

DEPARTMENT OF PUBLIC WORKS & UTILITIES
3027 OLYMPUS DRIVE
BREMERTON WA 98310

SURVEY CHECKLIST

PROPERTY PROFILE

Properties located at Section 14 Township 24N Range 1E Quarter 33 currently identified as 001-04, 022-01, and 001-06 on Kitsap County Parcel map BAY VIEW GARDEN TRACTS SUP and JOSEPH DALY GARDEN TRACTS, bounded by Thompson Drive to the west, Pennsylvania Avenue and residential properties to the east, the Port Washington Narrows waterway to the north, and another property parcel to the south. This site and adjacent properties currently are used for light industrial purposes and storage of various materials, including boat parts and metal debris. Historic uses include a coal gasification plant, petroleum bulk storage and distribution plant, concrete manufacturing plant, sheet metal fabricator, drum storage facilities, boat/vehicle repair facilities, sandblasting, painting, electroplating operations, and salvage yard. Immediate past owner was Paul & Margaret McConkey, Theodore and Marion Bloomberg, and E.B. & Ethel Lent.

SURVEY CONTENT

Surveyors shall provide boundary and topographic surveys of the site with limits as shown on the attached sketch. Survey limits in general consist of the project private parcel(s) and full-width of the adjacent public right-of- way.

The survey shall be carried out by a registered surveyor licensed to survey land in the State of Washington.. The survey drawings shall bear the seal, signature, date f survey, and name, address, and phone number of the surveyor of record.

Horizontal control shall be that used by the City of Bremerton. All boundary lines, existing structures, right-of-ways, and driveway locations shall be tied to this control.

Vertical datum shall be that used by the City of Bremerton. Two temporary benchmarks (TBM) shall be established at opposite ends of the property.

Any easements of record that are on the property shall be shown and described.

Any part of the property in a designated flood zone shall be indicated and stated.

BOUNDARY SURVEY

Boundary Survey shall close by latitude and departure with an error to exceed 1:5,000. Show boundary lines giving length and bearing for each straight line. Show and label the

point of beginning. Where no monuments exist, set a permanent iron pin at all property corners, sections corners were found or set with a description of each. A survey of the property boundary shall be based on a current title report or deed, to be supplied by the Owner. Physical encroachments along the property boundary, if any, shall be shown on the survey map.

TOPOGRAPGHIC SURVEY

Spot elevations shall be provided at all intersections of a 25-by 25-foot [7.5 – by 7.5 meter] grid over the entire survey limits, as defined above. Spot elevations shall also be taken at all high points, low points, and shoulder of slopes and any other type of grade break.

Spot elevations shall also be provided over adjacent public right-of-way frontages at the gutter and top of curb, road centerline, and property line on a 25-foot [7.5 – meter] grid. Spot elevations shall also be given at all curb radius points and driveway curb cuts.

Contour interval shall be 1 foot [0.5 meters]; and spot elevations shall be accurate to 1/100th of a foot [1 millimeter].

All surface features shall be shown and desribed on the survey, including but not limited to the following:

------- Building and Stuctures

------- Fences

------- Utility access points i.e. manhole covers, storm drain grates, electrical vault, etc.

------- Power poles

------- Light standards

------- Curb & Gutter

------- Roadways, parking areas, and sidewalks, including paving types

------- Sidewalk dimensions from back of walk to curb

------- Trees, tree wells, grates, and limits of landscaping; indicate tree species and caliper

------- Traffic signal boxes

------- Fire hydrants

------- City benchmark & monuments, including those used for control that are not within the project

------- Signs & pedestrian signals, incl. those mounted on light standards and other types of poles; show sign type

------- Sidewalk ramps and driveways

------ Periphery of Gas Collector(s)

------ Fuel filler pipes to underground storage tank(s)

All public and private underground utilities, both active and abandoned, shall be shown. The surveyor shall locate all underground utilities based upon the visible surface appurtenances and from City and other record drawings. If field locator (one-call system0 is used to identify a particular utility, recording their location of it on the survey is acceptable. Utility systems located by the record drawings shall be noted as such, and the surveyor's general notes shall indicate which utility systems and public agencies were contacted. Utilities shall include, but are not necessarily limited to, the following:

------- Storm drainage

------- Sanitary sewer

------- Stream

------- Natural gas

------- Fiber optics cabling

------- Electrical conduit, direct buried or in duct banks

------- Cable television conduit

------- Fuel lines

------ Telephone conduit, direct buried or in duct banks

------ Waterlines and meters for domestic and fire service

------ Top of foundation elevations

------ Horizontal and vertical locations of slabs, walls, columns, and utilities

If existing buildings are present, the following shall be shown:

------ Peripheral site elevations, i.e. around gas collector, fuel tanks, etc.

DRAWING STANDARDS

Drawings shall be in CADD format

Drawings shall conform to the City of Bremerton drafting standards

DELIVERABLES

The surveyor shall provide signed and sealed mylar of the survey at the minimum scale of 1 inch per 20 feet [1:250] with north to the top of the sheet

Provide a copy of the survey on electronic media. Drawings shall be compatible with AutoCad Version 2000 and Microstation Version J or V8. Contours shall be at the corresponding elevation in the Z plane.
Requirements for AutoCad files:

------ All line work and text shall be in model space

------ All unused layers shall be purged

------ Drawing units shall be decimal feet

------ All drawing elements shall be in the correct location with respect to the datum i.e. no user-coordinated systems

------ Provide all font or shape files used

Requirements for Microstation files:

------ For Version J, drawing working units shall have positional units set at 10 and sub-units set at 7680 [or, for metric, 1 and sub-units set at 300]; for Version V8, working unit resolution shall be 304800 per foot.

----- Master units are feet [meters]

----- All drawing elements shall be in the correct location with respect to the datum, i.e. no auxiliary coordinate system

----- For Version J only, the global origin shall be at the center of the design cube [provide the coordinate]

----- All files shall be 3-D

----- Provide all applicable resource files.

---- Provide an ASCII file of reduced survey points and include the point number, northing, easting, and elevation based on the required horizontal and vertical datum.

---- Provide an electronic copy of the Triangulated Irregular Network (TIN) used to generate the contours. The TIN shall be provided in a separate file from the survey.

---- Provide a list of CADD levels or layers used and what type of information is shown on each.

END OF SURVEY CHECKLIST